

**38 Estella Crescent  
Lacombe, Alberta**

**MLS # A2271075**



# \$839,900

<b>Division:</b>	Elizabeth Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,190 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Faces Front, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	31-40-26-W4
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Beautifully finished 2 Storey home, tucked away in a peaceful community, with a Triple Attached Garage, and backing on to the picturesque walking trails of Elizabeth Park. Upon entry, you are greeted by a tiled foyer, nicely appointed Den/Office that comes with a sink, and gorgeous built in cabinetry. Further on in, you will be immediately drawn to the flood of natural light throughout the 2 Storey living room, vaulted ceiling, accented by the stone finishing on the fireplace from floor to ceiling. Plenty of high end finishes in the kitchen, including quartz countertops, soft-close drawers, full tile backsplashes, large kitchen island, and walk-through pantry with a prep sink. The dining room is surrounded by more windows, and provides access to the huge deck, partially covered, with Gas hookup for the BBQ. The back yard also includes a garden shed with siding and finishes that match the house, along with a concrete path & pad for the firepit area. The main floor also includes a 2 piece bathroom, and of course access to the heated Triple Attached Garage, which also has a separate entrance into the back yard. Upstairs features an area overlooking the living room, convenient laundry room next to the bedrooms, a 5 piece main bathroom with dual sinks, along with 3 bedrooms. The primary bedroom is an oasis, with a couple of windows overlooking the living room, and 5 piece ensuite that features a pedestal tub with tile surround, dual sinks, nicely tiled shower, and walk in closet. Downstairs features a recreation area set up for pure entertainment, with full wet bar, a feature nook, the fourth bedroom currently set up as a gym, and a 3 piece bathroom with steam shower! Additional features include LED lighting throughout, efficient in-floor heating serviced by a boiler system, oversized H/W tank, and water softening equipment. Recent upgrades include newly installed A/C, the

in-floor heating system has been flushed and new glycol installed, and the cushion tanks, PSV's and zone valves have been replaced. Washer & Dryer, and the induction stove top in the kitchen were replaced about 2 years ago.